



AMENDED ORDER
Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-023402-26-AM

In the matter of: B, 293 OLD HOMESTEAD RD
KESWICK ON L4P1E6

Between: Michael Lefebvre Landlord

And

Randy Welsh Tenant
Jennifer Langlois

This amended order is issued to correct clerical errors in the order issued on June 8, 2026.

Michael Lefebvre (the 'Landlord') applied for an order to terminate the tenancy and evict Randy Welsh and Jennifer Langlois (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 21, 2026.

The Landlord and the Landlord's representative Emilio Vaiano, and the Tenant Jennifer Langlois, attended the hearing.

The parties mutually agreed to terminate the tenancy and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

Determinations:

1. The parties consented at the hearing to non-voidable termination date of July 31, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated, as of July 31, 2026. The Tenants must move out of the rental unit on or before July 31, 2026.
2. The Tenant shall pay to the Landlord \$8,492.33. This amount includes rent arrears owing up to the date of the hearing (May 21, 2026) and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.

3. The Tenant shall also pay the Landlord compensation of \$46.03 per day for the use of the unit starting May 22, 2026 until the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after August 1, 2026.
7. The Tenant shall pay to the Landlord the lawful rent for June 2026 and July 2026 on or before the first day of each month.
8. **If the Tenant fails to comply with the conditions set out in paragraph 7 of this order, the Landlord may apply under section 78 of the Residential Tenancies Act, 2006 (the "Act") for an order terminating the tenancy earlier than July 31, 2026, and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.**

June 8, 2026
Date Issued

June 22, 2026
Date Issued

Vinuri Sivalingam
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on February 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$8,306.33
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$8,492.33
Plus daily compensation owing for each day of occupation starting May 22, 2026	\$46.03 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	